



Enterprise Town Advisory Board

MINUTES

Date & Time: April 13, 2016, 6:00 p.m.
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair (excused)
David Chestnut Laura Ring Rocky Brandonisio (excused)

Secretary: Edie Krieger

County Officials:
County Liaison: Tiffany Hesser
Current Planning Staff: Al Laird

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.

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CALL TO ORDER: The meeting was called to order by the Chair

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the Chair

ROLL CALL: By Chair:

INTRODUCTION OF COUNTY STAFF: Noted above

PROCEDURES & CONDUCT:

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

PUBLIC COMMENTS:

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE:

REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on March 30, 2016. Requires a vote of the Board.

Motion by Frank Kapriva

Approve as submitted

Motion passed: 3-0



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2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.

1. Items on the agenda may be taken out of order.

2. The Town Advisory Board may combine two or more agenda items for consideration.

The following zoning items are companion items and will be heard together respectively:

1. TM-0122-15 – ZAK MAK, LLC

2. VS-0409-15 – ZAK MAK, LLC

3. WS-0408-15 – ZAK MAK, LLC

12. TM-0037-16 - ROOHANI KHUSROW FAMILY TRUST

14. VS-0177-16 - ROOHANI KHUSROW FAMILY TRUST

21. ZC-0176-16 – ROOHANI KHUSROW FAMILY TRUST

13. TM-0038-16 - CFT LANDS, LLC

16. VS-0193-16 – CFT LANDS, LLC

22. ZC-0194-16 – CFT LANDS, LLC

17. TM-0042-13 (WC-0030-16) – RICHMOND AMERICAN HOMES OF NEVADA

18. VS-0152-13 (WC-0031-16) – RICHMOND AMERICAN HOMES OF NEVADA

3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The TAB has received requests to hold the following item(s) to date(s) noted:

8. WS-0162-16 – NCW NEVADA, LLC: April 27, 2016

Motion by: Frank Kapriva

Approve as published with changes noted above:

Motion passed: 3-0

ANNOUNCEMENTS

ZONING AGENDA:

1. TM-0122-15 – ZAK MAK, LLC, ET AL:

AMENDED HOLDOVER TENTATIVE MAP consisting of 67 (previously notified as 65) single family residential lots on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **04/20/16 BCC**

PREVIOUS ACTION

Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting per agreement to hold a final neighborhood meeting. (Previously heard)

Enterprise TAB March 30, 2016: HELD to the April 13, 2016 TAB and April 20, 2016 BCC per prior request of the applicant. (Previously heard)

Motion by Dave Chestnut

DENY

Motion passed 3-0

BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair

SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY

DON BURNETTE, County Manager



Enterprise Town Advisory Board MINUTES

2. **VS-0409-15 – ZAK MAK, LLC, ET AL:**
AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue (alignment), and between Monte Cristo Way (alignment) and Belcastro Street (alignment), and a portion of right-of-way being Cougar Avenue located between Monte Cristo Way and Tenaya Way (alignment) (right-of-way vacation no longer needed) within Enterprise (description on file). SB/gc/ml (For possible action) **04/20/16 BCC**

PREVIOUS ACTION

Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting per agreement to hold a final neighborhood meeting. (Previously heard)

Enterprise TAB March 30, 2016: HELD to the April 13, 2016 TAB and April 20, 2016 BCC per prior request of the applicant. (Previously heard)

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 3-0

3. **WS-0408-15 – ZAK MAK, LLC, ET AL:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot area (previously not notified); **2)** allow single family residential lots to front a collector street (previously not notified); and **3)** off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) (previously not notified).

DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finished grade (previously not notified) on 37.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east and west sides of Tenaya Way and the north and south sides of Ford Avenue within Enterprise. SB/gc/ml (For possible action) **04/20/16 BCC**

PREVIOUS ACTION

Enterprise TAB March 9, 2016: HELD to the March 30, 2016 TAB meeting per agreement to hold a final neighborhood meeting. (Previously heard)

Enterprise TAB March 30, 2016: HELD to the April 13, 2016 TAB and April 20, 2016 BCC per prior request of the applicant. (Previously heard)

Motion by Dave Chestnut

Waiver of Development Standards #1

DENY

Waiver of Development Standards #2

APPROVE

Waiver of Development Standards #3

APPROVE

Design Review #1

DENY

Design Review #2

APPROVE

ADD Current Planning conditions:

- **Require single story houses where adjacent lots have existing single story houses;**
- **Design Review as a public hearing for significant changes;**

Per staff “if approved” conditions;

Motion passed 3-0

4. **UC-0722-15 – BRIDEAU, BENOIT & CINDY ANN:**
USE PERMIT to allow an accessory agricultural building (indoor equine riding arena/barn) prior to the establishment of the principal residential dwelling.

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DON BURNETTE, County Manager



Enterprise Town Advisory Board

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WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping and screening standards.

DESIGN REVIEW for a 15,200 square foot accessory agricultural building (indoor equine riding arena/barn) on 1.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Jo Rae Avenue and the east side of Hinson Street (alignment) within Enterprise. SB/dg/ml (For possible action) **05/03/16 PC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 3-0

5. **UC-0180-16 – WSL PROPERTIES, LLC:**

USE PERMIT to allow office as a principal use within an existing office/warehouse complex on 13.6 acres in an M-D (Designed Manufacturing) (AE-60 & AE-65) Zone. Generally located on the east side of Dean Martin Drive and the north and south sides of Capovilla Avenue within Enterprise. SS/rk/ml (For possible action) **05/03/16 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 3-0

6. **VS-0184-16 – WALTER, DUSTIN:**

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Cougar Avenue, and between Gilespe Street and La Cienega Street within Enterprise (description on file). SS/co/ml (For possible action) **05/03/16 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 3-0

7. **VS-0186-16 – OLYMPIA LAND, LLC:**

VACATE AND ABANDON a portion of right-of-way being Seeliger Street located between Torino Avenue and Augusta Course Avenue and a portion of right-of-way being Cougar Avenue located between Seeliger Street and Riley Street (alignment) within Enterprise (description on file). SB/co/ml (For possible action) **05/03/16 PC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 3-0

8. **WS-0162-16 – NCW NEVADA, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to allow a future wall sign on a parapet wall that is not integral to the overall building design.

DESIGN REVIEW for a vehicle wash on 1.0 acre in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the east side of Maryland Parkway, 630 feet south of Silverado Ranch Boulevard within Enterprise. SS/jt/ml (For possible action) **05/03/16 PC**



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HELD per prior request of the applicant to the April 27, 2016 TAB

9. **WS-0171-16 – LV ST ROSE, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of monument signs; and 2) permit freestanding signs where not allowed.

DESIGN REVIEW for a comprehensive sign plan in conjunction with an apartment complex currently under development on 19.2 acres in an R-4 (Multiple Family Residential - High Density) Zone in the MUD-3 Overlay District. Generally located on the northeast corner of Spencer Street and St. Rose Parkway within Enterprise. SS/al/ml (For possible action) **05/03/16 PC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 3-0

10. **DR-0168-16 – DJURISIC, DRAGAN:**

DESIGN REVIEW to increase the size of a previously approved metal industrial/warehouse building in conjunction with an existing industrial building and outside storage business on 1.9 acres in an M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District. Generally located on the south side of Pebble Road and the west side of Bronco Street within Enterprise. SB/pb/ml (For possible action) **05/04/16 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions and,

ADD Current Planning conditions:

- **Design Review as a public hearing for lighting and signage;**
- **All lighting should be fully shielded and downcast;**

Motion passed 3-0

11. **DR-0181-16 – ROBINDALE ARVILLE, LLC:**

DESIGN REVIEW for a retail/restaurant building within an existing shopping center on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard, 420 feet north of Santoli Avenue within Enterprise. SS/jt/ml (For possible action) **05/04/16 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 3-0

12. **TM-0037-16 - ROOHANI KHUSROW FAMILY TRUST, ET AL:**

TENTATIVE MAP for a commercial subdivision on 6.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Cameron Street between Blue Diamond Road and Cougar Avenue within Enterprise. SB/al/ml (For possible action) **05/04/16 BCC**

Motion by Dave Chestnut

APPROVE per staff conditions

Motion passed 3-0

13. **TM-0038-16 - CFT LANDS, LLC, ET AL:**

BOARD OF COUNTY COMMISSIONERS

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DON BURNETTE, County Manager



Enterprise Town Advisory Board

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TENTATIVE MAP consisting of 179 single family residential lots and common lots on 28.1 acres in an R-2 (Medium Density Residential) Zone Generally located on the south side of Pyle Avenue (alignment) and the west side of Lindell Road (alignment) within Enterprise. SB/pb/ml (For possible action) **05/04/16 BCC**

Motion by Dave Chestnut
DENY lot sizes are too small
Motion passed 3-0

14. **VS-0177-16 - ROOHANI KHUSROW FAMILY TRUST, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Cougar Avenue, and between Cameron Street and Arville Street within Enterprise (description on file). SB/al/ml (For possible action) **05/04/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 3-0

15. **VS-0182-16 - VISION QUEST DEVELOPMENT COMPANY, LLC; ET AL:**

VACATE AND ABANDON portions of a right-of-way being Rainbow Boulevard located between Richmar Avenue and Gary Avenue within Enterprise (description on file). SB/rk/xx (For possible action) **05/04/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 3-0

16. **VS-0193-16 – CFT LANDS, LLC, ET AL:**

VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue (alignment) and Haleh Avenue (alignment), and between Lindell Road (alignment) and Jones Boulevard (alignment) within Enterprise (description on file). SB/pb/ml (For possible action) **05/04/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 3-0

17. **TM-0042-13 (WC-0030-16) – RICHMOND AMERICAN HOMES OF NEVADA, INC:**

WAIVER OF CONDITIONS of a tentative map requiring that the developer must obtain a right-of-way grant from the Bureau of Land Management for the proposed access road off Ford Avenue and for Cougar Avenue, including an approved turn around at the west end of Cougar Avenue in conjunction with a single family residential development on 21.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Ford Avenue, 200 feet east of Hualapai Way (alignment) within Enterprise. SB/co/ml (For possible action) **05/04/16 BCC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 3-0



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18. **VS-0152-13 (WC-0031-16) – RICHMOND AMERICAN HOMES OF NEVADA, INC:**

WAIVER OF CONDITIONS of a vacation and abandonment requiring developer must obtain a right-of-way grant from the Bureau of Land Management for the proposed access road off Ford Avenue and for Cougar Avenue, including an approved turn around at the west end of Cougar Avenue in conjunction with a single family residential development on 21.5 acres in an RUD (Residential Urban Density) Zone. Generally located on the north side of Ford Avenue, 200 feet east of Hualapai Way (alignment) within Enterprise. SB/co/ml (For possible action) **05/04/16 BCC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 3-0

19. **WS-0185-16 – COUNTY OF CLARK (AVIATION):**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** requirements for shared access easements (CMA standard); **2)** enhanced paving (CMA standard); **3)** cross access easements; **4)** setbacks; **5)** alternative landscaping; **6)** off-site improvements (curbs, gutters, streetlights, and sidewalks); and **7)** non-standard off-site improvements in conjunction with a distribution center.

DESIGN REVIEW for a distribution center on 16.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Badura Avenue, 300 feet east of Jones Boulevard within Enterprise. SS/al/xx (For possible action) **05/04/16 BCC**

Motion by Dave Chestnut
(Applicant WITHDRAWS Waiver of Development Standards #2)
APPROVE per staff “if approved” conditions
Motion passed 3-0

20. **ZC-0169-16 – LEGEND EXPO GROUP, LLC:**

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone for future development with the CMA Design Overlay District. Generally located on the south side of Badura Avenue, 260 feet east of Jones Boulevard within Enterprise (description on file). SS/al/ml (For possible action) **05/04/16 BCC**

Motion by Dave Chestnut
APPROVE per staff conditions
Motion passed 3-0

21. **ZC-0176-16 – ROOHANI KHUSROW FAMILY TRUST, ET AL:**

ZONE CHANGE to reclassify 6.7 acres from H-2 (General Highway Frontage) Zone and R-2 (Medium Density Residential) Zone to C-2 (General Commercial) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow a shopping center to have access to a residential local street (Cougar Avenue) where not permitted.

DESIGN REVIEW for a shopping center. Generally located on the east side of Cameron Street between Blue Diamond Road and Cougar Avenue within Enterprise (description on file). SB/al/ml (For possible action) **05/04/16 BCC**



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Motion by Dave Chestnut

APPROVE per staff conditions and,

ADD a Current Planning condition:

- Design Review for signage as a public hearing;

Motion passed 3-0

22. ZC-0194-16 – CFT LANDS, LLC, ET AL:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) increased building height; 3) reduced setbacks; 4) reduced lot size; 5) landscaping; and 6) off-site improvements (including curb, gutter, sidewalk, streetlights, and paving).

DESIGN REVIEW for a proposed single family residential development on 28.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Pyle Avenue (alignment) and the west side of Lindell Road (alignment) within Enterprise (description on file). SB/pb/ml (For possible action)

05/04/16 BCC

Motion by Dave Chestnut

Zone Change

Waiver of Development Standards #1a

Waiver of Development Standards #1b

Waiver of Development Standards #2

Waiver of Development Standards #3

Waiver of Development Standards #4

Waiver of Development Standards #5

Waiver of Development Standards #6

Design Review

APPROVE

APPROVE

DENY

APPROVE

APPROVE – reduce setbacks on hammerheads only;

DENY

APPROVE

APPROVE

DENY - lot sizes too small;

ADD a Current Planning condition:

- The developer should attempt to work with Nevada Power Co. to improve the easement;

Per staff "if approved" conditions

Motion passed 3-0

23. WS-0159-16 – MOUNTAIN BLUE 12 IRREVOCABLE BUSINESS TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Pebble Road and Rainbow Boulevard; and 2) drainage study in conjunction with a minor subdivision parcel map on 12.5 acres in an R-E (Rural Estates Residential) Zone and an H-2 (General Highway Frontage) Zone in the MUD-3 Overlay District. Generally located on the south side of Pebble Road and east side of Rainbow Boulevard within Enterprise. SB/rk/xx (For possible action) 04/20/16 BCC

PREVIOUS ACTION

Enterprise TAB March 30, 2016: HELD to the April 13, 2016 TAB per prior request of the applicant. (Not previously heard)

Motion by Dave Chestnut

DENY

BOARD OF COUNTY COMMISSIONERS

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SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY

DON BURNETTE, County Manager



Enterprise Town Advisory Board

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Motion passed 3-0

24. **UC-0154-16 – RI HERITAGE INN FLINT, INC.:**

USE PERMITS for the following: 1) retail sales; 2) restaurants; 3) personal services; 4) jewelry store; and 5) offices in conjunction with a proposed commercial center.

DESIGN REVIEW for a proposed commercial center in conjunction with a hotel currently under construction on 3.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the north side of Robindale Road, 700 feet east of Las Vegas Boulevard, South within Enterprise. SS/al/ml (For possible action) **04/20/16 BCC**

PREVIOUS ACTION

Enterprise TAB March 30, 2016: The applicant did not appear. HELD to the April 13, 2016 TAB. (Not previously heard)

Motion by Dave Chestnut

**APPROVE per staff conditions and,
ADD Current Planning condition:**

- **Design Review as a public hearing for lighting and signage;**

Motion passed 3-0

GENERAL BUSINESS:

1. Receive a report from the Sub-Committee on Accessory Structures. (For Possible Action)

In reference to this discussion, TAB members had been asked prior to the meeting to review the April 6, BCC hearing of application, UC-0008-16 – DOSE, EDWARD ALLEN & REBECCA NOEL. It was felt that, not only the BCC action but the BCC approach to this sort of application, had bearing on the direction of the sub-committee discussion. One TAB member's opinion of that action is that a wide latitude of discretion was preferred by both the county commission and the public. A case by case consideration, rather than a policy, seems to be the upheld approach. In response to this example and perception it is the opinion that the Sub-Committee on Accessory Structures needs to reexamine its work so far in light of the discussion on that BCC action and its ramifications, and that any recommendations from the sub-committee ought to take into consideration the wide variety of this sort of application. In addition, one acknowledges the possible changes that an application may go through as it works its way through the land use boards.

It is recommended that the sub-committee members look at the video of the BCC hearing and then a discussion can take place.

No action taken.

PUBLIC COMMENTS:

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE

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DON BURNETTE, County Manager



Enterprise Town Advisory Board MINUTES



NEXT MEETING DATE: April 27, 2016, 6:00 p.m.

ADJOURNMENT:

Motion by Dave Chestnut

Adjourn 8:20

Motion passed 3-0

BOARD OF COUNTY COMMISSIONERS

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice-Chair

SUSAN BRAGER – CHRIS GIUNCHIGLIANI – MARILYN KIRKPATRICK – MARY BETH SCOW – LAWRENCE WEEKLY
DON BURNETTE, County Manager